

REAL ESTATE AND BUILDING NEWS

Improvement in Business Shown by the Figures of the Past Week

MORE GOOD WORK FOR THE BUILDERS

Visitor Falls in Love With Richmond and Buys Lot for Magnificent Residence—More Handsome Homes Are Being Erected for Rent.

The itemized statement of Building Inspector Beck, published in this paper yesterday morning, is worthy of study, and those who give it thought for even a moment will readily conclude that the alleged hard times have not struck the real estate market of little old, solid old Richmond with any perceptible force.

The Inspector issued forty-five permits for the erection of new houses of one kind and another, the value of which, when completed, will be \$1,245,000. Forty-five permits were also issued for extensive repairs to buildings already occupied, and the estimated cost of these repairs will be nearly \$30,000.

When people get to building or repairing houses they always spend more money and have more work done than they at first figured upon, and it is safe to say that the total cost of the building and repairing authorized to be done by the Inspector during the month of January will be something over \$500,000. It is worthy of remark that a very large portion of the buildings to be erected under these permits will go up on lots that have been purchased within the past few months, or during the so-called panic.

A Week's Business.

The snow and rain and cold waves of the past week in no sense dulled the edge of the real estate agents' energy, and they did a fairly good week's business, amounting in the aggregate to something like \$45,000. A number of good-sized deals, both in residence and business property, were practically consummated, but as the deeds are yet to go to record, the agents are withholding the particulars.

Messrs. Green & Redd report the sale of two choice lots on the south side of Grove Avenue, near Rowland Street, to Mr. Sans Gale, a prominent lawyer of Buckingham county. Mr. Gale intends to purchase purely as an investment, and it is his purpose to build immediately upon the handsome residences which will be equipped with all modern improvements, including the very latest heating system.

Messrs. Green & Redd have also sold a beautiful lot on the north side of Grove Avenue, near Sycamore Street, to Mr. Thomas A. Stanford, a prominent business man of North Carolina, who came to Richmond on the lookout for a good investment, and having been a reader of the Industrial Section of the Times-Dispatch, he reached the conclusion that Richmond really is the best and safest investment he could find. Having spent some time here, he naturally fell in love with Richmond, and decided to make it his home. The Grove Avenue lot was purchased for a site for his residence. The plans for the home now being drawn by architects indicate that it will eclipse anything in that neighborhood, the general outline being similar to a grand old castle Mr. Stanford saw and admired when on a recent European tour.

Messrs. L. A. Connolly & Co. have sold to Mr. M. L. Hoffheimer the property at the corner of Third and Main Streets, consisting of the building fronting on Main, and known as the T. P. A. headquarters, and the residence in the rear, fronting on Third Street. Neither of the parties to the deal will give the name of the purchaser or his intentions concerning the use of the property is to be put to it. They are also silent as to the price obtained, but it is reported that the figure is \$18,000. Mr. Hoffheimer bought the property at auction only a few months ago for considerably less than that sum.

Very Quick Work.

About ten days ago Green & Redd sold two lots at Kensington Avenue and Elm Street to Dr. E. M. Hardy, a well-known dentist of this city. The deeds were signed, sealed and delivered last Friday, and early this week ground will be broken for the erection of two residences on the lots, which Dr. Hardy owns and only two days and they will be splendid brick residences, with nine rooms each, and arranged with all modern conveniences. Dr. Hardy has bought and is building as an investment, and the two homes will be for rent.

Building Operations.

The reference made to the January report of the Building Inspector is sufficient to show that building operations are active in Richmond and will continue active for some time to come. In addition to the handsome homes already mentioned as soon to be under way, it is known that Mr. W. H. Wyatt, High Constable of Richmond, whose good work when he was on the police force attracted national attention and called for the applause of the good people of this city, is going to erect a beautiful home on Monument Avenue.

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TOBACCO SELLS AT TOP-NOTCH PRICES

Receipts Affected by Severe Weather and Demand is Still Strong.

ALL BUYERS WANT BEST SUN-CURED

Sharp Competition for All That Is Offered—Reports from Virginia and Carolina Markets Show Prompt Sales at Very Good Prices.

Top-notch prices and strong bidding marked every break of last week's tobacco market. On account of unseasonable weather, which has kept the farmers from putting their tobacco into marketable order, receipts have been very light—lighter, perhaps, than those of any week since the season proper opened, and not more than 100,000 pounds were sold on any day. This may account, in part, for the excellent prices. Dealers, however, are unanimous in saying that should the entire crop be rushed into the market there would be no danger of a glut and practically no change in price.

While competition between the buyers is strong on all varieties, sun-cured is by far the most sought after grade. Several of the largest buyers are now in need of more of this than comes to the local market. Several years ago this tobacco could be bought in hogsheds from the commission merchants and speculators at almost any time and in considerable quantities. Now it is said that it would be impossible to find any amount of it off the warehouse floors, so great is the demand of the large manufacturers.

Second only to this in point of demand is the dark stemming variety, which is exported in large quantities and used for the manufacture of the French and English brands put up by the Imperial Tobacco Company. All dealers are getting the most satisfactory prices for this kind, and it seems as though the farmer should debate as to which of the two grades it is most profitable for him to raise. As a matter of fact, certain sections of the State are adapted to one kind, while a different variety will prove more profitable in others. The farmer awakens to this fact, which he is doing much faster than ever before, tobacco will be one of the best paying crops he can raise.

LARGE SALES IN DANVILLE.

An Unprecedented Quantity Comes In from the South—(Special to the Times-Dispatch.)—DANVILLE, VA., February 1.—Messrs. Dillrell Brothers make the following review of the Danville market for the week:

The large quantity of tobacco on the loose sales this week was somewhat of a surprise, after the harsh weather of last week. It shows very conclusively the disposition of the farmers to take advantage of the present assistance prices, and to market the crop promptly.

The character of the offerings has been of a high grade quality, with a small proportion only of low grades. Wrappers have been in better supply. Prices held firm on all grades, with no tendency to decline. Good to fine wrappers are bringing 35 to 40 cents, with 50 cents at the highest price. With practically every buyer in daily attendance upon the sales, we have had a very active market, and an exceedingly active and strong market.

The market of redried stocks is also very active, and some quite large lots have changed hands recently. While the stocks in the hands of the dealers are not as large as they were a few days ago, there is an upward tendency, yet the dealers seem disposed to sell at moderate profits, rather than hold for profits on the basis of present prices. The market for loose tobacco, and the manufacturers and speculators as well are taking advantage of the situation.

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OLDEST AND LARGEST BANK ON THE PENINSULA



BANK OF HAMPTON.

NAIROBI TO BECOME ONE OF GREAT CITIES

English Regard the Town in East Africa as a Chicago in Embryo.

HER BUILDINGS OF METAL

Little or No Timber to Be Had, So Galvanized Iron Is Used. Nearly All Are Blacks.

(Copyright, 1908, by Frank G. Carpenter.)

Nairobi, British East Africa. Have you ever heard of Nairobi? It is the metropolis of this far-away colony, and the place which the English think is to be one of the greatest cities of Africa. They are already speaking of it as a Chicago in embryo, and are prophesying that it will have a vast white population. The town is not half a dozen years old. Three years ago it had hardly a house. To-day streets have been laid out over an area about ten miles in circumference; hundreds of buildings of iron, wood and stone have been erected and the place has almost 15,000 inhabitants.

Nairobi lies in the very heart of British East Africa. It is little more than half way inland from the coast on the road to Lake Victoria, and, as the crow flies, about 100 miles from Mount Kenia, which kisses the clouds at an altitude of 18,000 or 19,000 feet, off to the northward. I can see Mount Kenia from here on a bright day, and some distance down the railroad, when the sun is just right, one can get a glimpse of the two peaks of Kilimanjaro, which lie to the southeast, in the German possessions, a distance of 150 miles or more. Nairobi itself is just about as high as Denver, and like it, is situated at the western end of great plains, which rise to an altitude of 5,000 or more feet above the sea. They are so high that the equatorial sun is never high in the sky, and when the sun is high and work upon them the year round. The country is, in fact, a white man's country, and with care people of our race can thrive upon thousands of square miles of it.

I struck these plains after a twenty-hour ride and work upon them the year round. The country is, in fact, a white man's country, and with care people of our race can thrive upon thousands of square miles of it.

A City Built of Tin.

This letter is to be devoted to the tin town of Nairobi. I should say galvanized iron, for that is the chief building material. There are no sawmills here, and the forests have not been exploited, and about the only lumber available is that which is brought from our country and Norway and landed at Mombasa. The ocean freight rates are heavy, and in addition there is the cost of bringing the lumber here by rail. As a result, the most of the buildings are of galvanized iron, which comes here in sheets from England and Belgium. Almost all the buildings are of iron, which is put up just as it comes from the factory, giving the whole town a silver gray color. The post-office is of iron, the depot has an iron roof, and the same is true of the Governor's offices. Many of the houses have iron ceilings and iron walls, and the chief retail business section is a collection of one-story iron booths, open on the front, in which Hindoo stand or sit surrounded by their goods.

My hotel is half iron. The government treasury, nearby, consisting of a shed not more than fifteen feet square, is of tin and has a tin roof. I could chop it to pieces with a butcher-knife, and the only sign of safety about it is the negro policeman, who, gun in hand,

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NEW TEXTILE PLANTS THROUGH THE SOUTH

Considerable Activity Shown Toward Increasing the Textile Equipment.

CITIES ARE BEING IMPROVED

Better Street and Water Facilities—New Lines of Railroad Projected.

BALTIMORE, February 1.—Reports to the Manufacturers' Record during the past week indicate considerable activity toward increasing the textile equipment of the South. Contract has been awarded at \$23,700 for the construction of a mill at Weldon, N. C., for the production of two 24s to 36s cotton yarns. The main structure will be of brick, two stories high, 60x150 feet, and it will be equipped with 6,129 frame spindles and accessory machinery. Construction has begun upon a 5,000-spindle mill at Lenoir, N. C. At Blacksburg, S. C., will be erected a mill of 5,000 spindles and 120 looms to manufacture cotton cloth. The main structure will be 150 feet wide by 200 feet long, and there will be a warehouse and boiler-room, the total floor space of the building being 32,000 square feet. A knitting mill at Spartanburg, S. C., is preparing to install equipment for spinning its own yarns, and a mill at Pendleton, S. C., will add 8,000 spindles to its present equipment.

Other industrial plants reported during the week are for clay working plants at Falling Waters, Va., and at Dickson, Tenn.; new or developing coal operations at Pineville, Ky.; and cotton-seed oil mill at Brundidge, Ala.

Municipal Improvements.

In a number of communities municipal improvements are under way or planned. The Board of Public Works, of Rome, Ga., will expend \$30,000 in extension of water mains and Vicksburg, Ga., Florida, Ala., Fort Morgan, Ala., and Graham, W. Va., will install or extend water services. Improvements at Dallas, Tex., include a new engine-house, which, with its equipment, including a 10,000-gallon pumping engine, will cost \$150,000. Gallatin, Tenn., Pascagoula, Miss., and Washington, D. C., have sewerage plans under

SHOE FACTORIES START UP

Big Lynchburg Plants Resume With Good Supply of Orders.

LYNCHBURG, Va., February 1.—The Lynchburg Factory of the Cradock-Terry Company will begin to make shoes again on Monday morning and the West End Factory will begin operations on Wednesday. It will require several days to have the big plants in full operation, but it will not be long before the big army of workers will be at work and their idleness of a month will be at an end.

The orders received by the shoe concerns of the city during the past few days show a gratifying condition of affairs, and it is thought that all of the factories of the city will be working full force in a very short time.

CUTTING CORD WOOD

Large Quantity Being Prepared For Market Near West Point.

WEST POINT, Va., February 1.—Many sawmills have suspended operations or contracted their business to such an extent that quite a number of hands have been thrown out of employment, and the wages of those at work have been reduced. An unusual amount of cord wood has been cut through the country. Mr. L. M. Robinson, manager for Mr. W. P. Richardson, of New York, was at West Point this week, and said that he expected to measure up 2,000 cords of wood near Sweet Hall, just above West Point, Thursday, Friday and Saturday.

The fact that it is hardest to get employment at high wages in the North warrants the farmers in expecting to be able to get labor at reduced prices for another year at least.

WANT COURTHOUSE MOVED TO RAILROAD

Citizens of Mecklenburg Hopeful That Vote May Be Taken on Question This Year.

TO VICTORIA OR TINKLING

Both of These Thriving Towns on Virginian System Anxious for County Building.

(Special to the Times-Dispatch.)

MEADSBURG, Va., February 1.—The discussion as to whether or not the courthouse should be moved from its present location to some point on the Virginia Railway is steadily increasing in the county, especially so since Representative S. H. Love introduced a bill in the Legislature a few days ago providing that the people of this county be allowed to vote on this question.

Just three years ago, when the construction of this new railroad line was commenced through the county, the question of getting the courthouse on the new line was a mooted question. When the new town of Victoria was first dotted in the woods at what is known as the first terminus of this great trunk line from Norfolk, the three real estate companies who are operating extensively at that point laid off large reserves in their holdings for this county building, and all purchasers were informed that these were for the courthouse building, and as a result three such reserves have been made ready and are laying in wait for the building. It is understood that in each case the real estate companies have offered these lots free of charge to the county for the erection of this tribunal upon their property. 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